## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1B02.3.A.1 Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 19.06 ft. in lieu of the required 25 ft. and to allow an existing shed setback of 1.15 ft. in lieu of the required 5 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as 828 Lindellen Avenue, zoned D.R. 3.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting variances to allow a side yard setback of 19.06 ft. for an accessory structure (garage) and an existing shed setback of 1.15 ft.

The Petitioners have filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the subject variances would adversely affect the health, safety and/or general welfare of the public.

In the opinion of the Zoning Commissioner, it is established that the information and affidavits provide sufficient facts that comply with the

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner. Based upon the information available, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS OBDERED by the Zoning Commissioner for Baltimore County this 23 day of Octobe, 1990 that the Petition for a Zoning Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1B02.3.A.1 Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 19.06 ft. in lieu of the required 25 ft. and to allow an existing shed setback of 1.15 ft. in lieu of the required 5 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

 Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

for Baltimore County

additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

case. The Petition for Residential Variance has been granted, in

date of the Order to the County Board of Appeals. If you require

Enclosed please find the decision rendered in the above captioned

be advised that any party may file an appeal within thirty (30) days of the

In the event the decision rendered is unfavorable to any party, please

October 16, 1990

Dennis F. Rasmussen

cc: Peoples Counsel

Baltimore County Zoning Commissioner

(301) 387-3353

J. Robert Haines

Ciffice of Planning & Zoning

Mr. and Mrs. Robert Lesley Thrasher

Case No. 91-97-A

accordance with the attached Order.

RE: Petition for Residential Zoning Variance

Reisterstown, Maryland 21136

Dear Mr. and Mrs. Thrasher:

828 Lindellen Avenue

Towson, Maryland 21204

## PETITION FOR RESIDENTIAL VARIANCE 91-97-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached herato and made a part hereof, petition for a Variance from Section

1802.3.A.1 (208.3 and 400.1 1955 Regs.) to allow a side yard setback a sum of 19.06 in lieu of the required 25' and to allow an existing shed a setback of 1.15' in lieu

of the required 5'. Rl+

of the Zoning Regulations of Baltimore County, to the Zoning law of Baltimore County, for the following reason; (indicate hardship or practical difficulty) Strick Compliance of the BC-Z-R. Would KeSult IN Not being able to built a Breczewuy between the house & Garage The Breczewuy would be used as a Walkway between the house & Garage Also to be used as a Extra space for Flowers. The Breczewuy would be a Entrance to the house & Garage, the Shed in the back side be a Entrance to the house & Garage, the Shed in the back side of the house is used Fix Storage as The house is Too Small Fix Storage Property is to be advertised and/or posted as prescribed by Zoning Regulations. That we Need

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, inder the 4 penalties of perjury, that I/we are the legal owner(s) of the property which is the samect of #- 833-2224 Attorney for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

ORDER RECEIVED FOR FILING	
Date	i
Ву	

ZONING COMMISSIONER OF DALIMONE COUNTY

**AFFIDAVIT** 

In support of residential zoning variance 91-97-9

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with

regard thereto.
That the Affiant(s) does/do presently or upon settlement will reside at
That the Affiant(s) does/do presently or upon settlement will reside at Salandellen Ave Reister Stown MD 2/1.  (Address)
(Address)
That based upon personal knowledge, the following are the facts upon which I/we base the request for for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
See Mont

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature)

SHIRLEY FMOGENE THRASHER
APPIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6TH day of AUGUST 19 90, before Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ROBERT L. THRASHER & SHIRLEY I. THRASHER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

ZONING DESCRIPTION

91-97-A

Beginning at a point on the east side of Lindellen Avenue which is 60 feet wide at a distance of 135 feet north of the centerline of the Shirley Manor Road which is 60 feet wide. Being Lot 4, Block F, Section 1 in the Subdivision of Academy Acres as recorded in Baltimore County Plat Book #23, Folio #95, containing 9214.22 square feet. Also known as 828 Lindellen Avenue and located in the 4th Election District, 3rd Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Toursen, Maryland
istrict 4 xh.	Date of Posting September 21, 199
Milianor Robert Lesle	w. Thranker it we
ocation of property E/S Linde	len arenue, 135' N Shirley Manon
Road. 828 Lindell	en anenue
	f 828 Lindellen avenue
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emarks:	
osted by S.J. Wata	Date of return: Seistember 28, 1990
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umber of Signs:/	

Baltimore County Zoning Commissioner County Office Building 111 West Chesopeake Avenue			Account: R-001-6	[]@( :50	giee
Towson, Maryland 21204  Date	į		Number	2 <b>N</b>	3348
	i -			Va	
9/06/90 PUBLIC HEARING FEES		QTY	H9100092		
010 -ZONING VARIANC	-	1 X	\$35.00		
080 -POSTING SIGNS LAST NAME OF OWNER:		TOTAL:	\$25.00 \$40.00		
			ΠΑΝΤΙΚΟΝΠΗΔΠΑΛΑ	#40	na

91-97-A

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353 J. Robert Haines Zoning Commissioner

Mr. & Mrs. Robert Lesley Thrasher 828 Lindellen Avenue Reisterstown, Maryland 21136



AS SHOWN.

PETITIONER'S EXHIBIT #

Looking from street

Looking off porch of next door

Re: CASE NUMBER: 91-97-A ITEM NUMBER: 92 LOCATION: E/S Lindellen Avenue, 135' N Shirley Manor Road 828 Lindellen Avenue

Dear Petitioner(s):

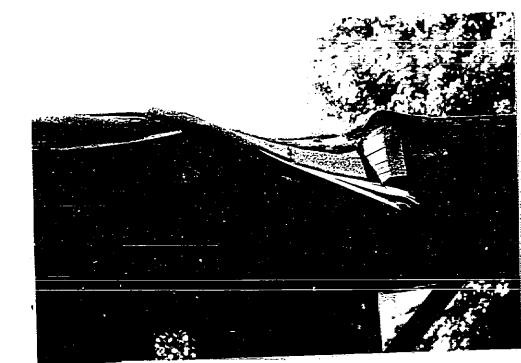
Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

 Your property will be posted on or before September 26, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is October 11, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

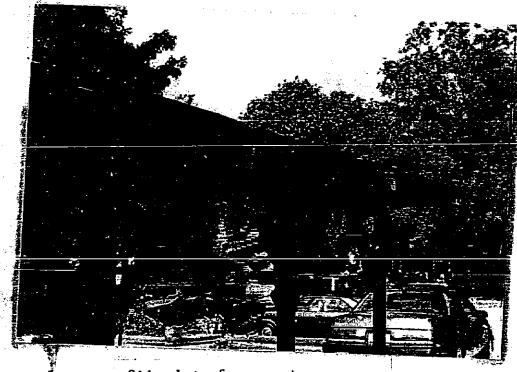
 Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

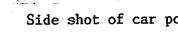
> 3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

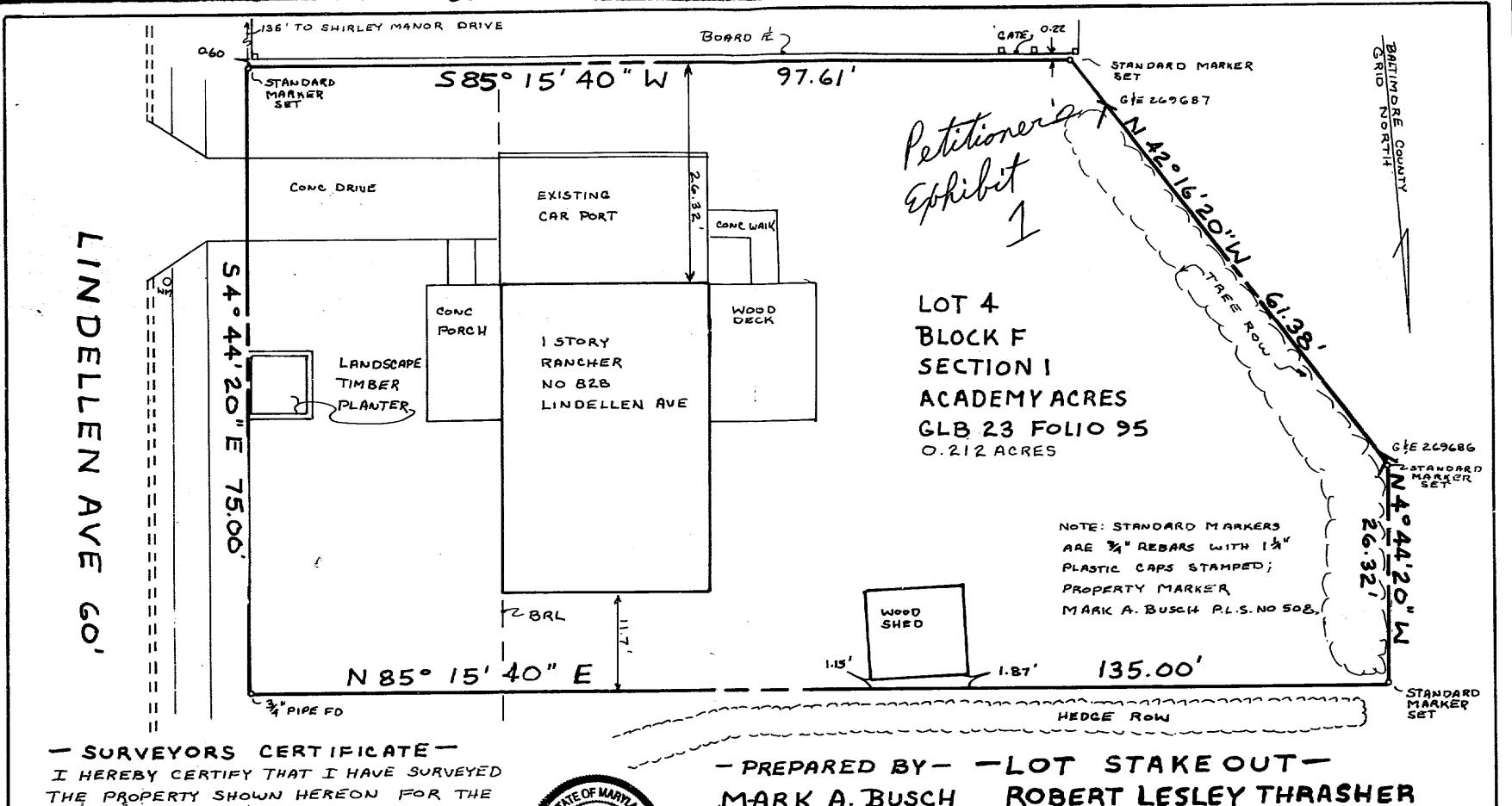
CASE NUMBER: 91-97-A PETITIONER'S EXHIBIT #











TURPOSE OF ESTABLISHING OUTLINES AND LOCATING IMPROVEMENTS AND THAT THE IMPROVE MENTS AND OUTLINES ARE

CASE NUMBER: 91-97-A

1407 AMPHIBIAN DR. PASADENA MD. 21122

TEL 301-255-4081

MARK A. BUSCH ROBERT LESLEY THRASHER SHIRLEY IMOGENE THRASHER 4'THELECTION DISTRICT

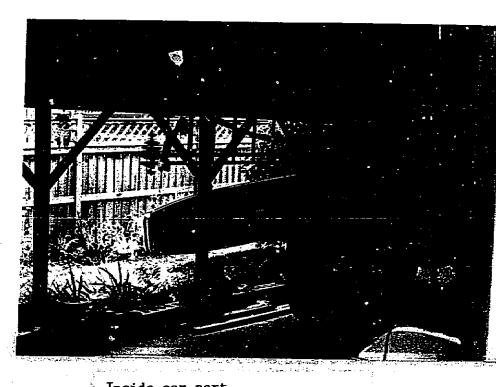
> BALTIMORE COUNTY, MARYLAND scale 1"= 10' 01\_97\_1

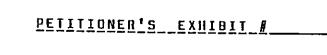
JUNE 23, 1990

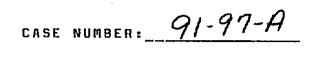
CASE NUMBER: 91-97-A

PETITIONER'S EXHIBIT #

Looking from inside car port





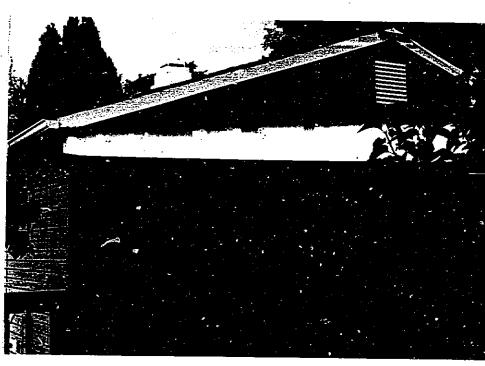




Looking from back of house



Looking from back



Back side

 FINISHED FLOOR ELEVATIONS ARE NOTED ON THE PLANS. FOOTING ELEVATIONS, WHERE SHOWN, ARE TO BOTTOM OF FOOTINGS. 4-16-16 PRESUMPTIVE BEARING IS 2500 PSF IN ORIGINAL, UNDISTURBED SOIL OF THIS BEARING VALUE. THIS VALUE OF PRESUMPTIVE BEARING IS TO BE VERIFIED IN THE FIELD BY A REGISTERED, PROFESSIONAL SOILS ENGINEER. THE ARCHITECT MUST BE NOTIFIED BY THE BUILDER FOR REDESIGN OF FOOTINGS WHEN THIS SOIL BEARING VALUE CANNOT BE OBTAINED IN THE FIELD. MINIMUM DEPTH OF FOOTING BOTTOMS TO BE 2'-0" INTO ORIGINAL SOIL. ANY EXCAVATING AT FOOTINGS BELOW ESTABLISHED DEPTH SHALL BE FILLED WITH CONCRETE AS PART OF THIS WORK. EXTERIOR (EXPOSED) WALL FOOTINGS SHALL BE 30 INCHES MINIMUM BELOW FINISHED GRADE. FOOTING ELEVATIONS HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND SHALL NOT BE CONSTRUED AS WAIVING ANY OF THESE REQUIREMENTS. NO EXCAVATIONS TO BE MADE WHOSE DEPTH BELOW ANY FOOTINGS IS GREATER THAN 1/2 THE DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING. FOOTING REINFORCING TO BE CONTINUOUS AND/OR LAPPED A MINIMUM OF 40 BAR DIAMETERS. AT CORNERS, INTERSECTIONS, ETC., LAP REINFORCING IN A EXISTING ROOF MANNER SIMILAR TO THAT SHOWN ON FOOTING CORNER PLAN. PROVISIONS MUST BE TAKEN TO PROTECT ALL CONCRETE WORK FROM FROST 12"x24" ALMINIM DAMAGE WITH SPECIAL ATTENTION PAID TO FOOTINGS AND OTHER CONCRETE ON GRADE PRIOR TO BACKFILLING AND ENCLOSING THE BUILDING. PER ECCE CARE SHOULD BE TAKEN TO ASSURE THAT DURING PLACING OF CONCRETE FOOTINGS AND SLABS ON GRADE THAT NO ORGANIC MATTER, SALTS, OR CLAYS EAKLE BOARD ARE MIXED WITH THE CONCRETE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. UNILESS - OTHERWISE NOTED, FLOOR SLAB ON CRADE TO BE -AS SHOWN ON BRAVINCE. FLOOR SLAB TO BE POURED IN CHECKERBOARD FASHION OR AS NOTES BY THE ARCHITECT WITH NO POUR EXCEEDING 625 EQ. FT. IN APEA AND NO DIFFERSION EXCEEDING 40 FEST. CUT ALTERNATE STRANDS OF THE AT POUR JOINTS OR USE SCREED KEYS, IN WHICH CASE ALL STRANDS AT THE KEY MAY BE TO MATCH EXISTING DUZONTAL SIGNL BACKFILLING AGAINST RETAINING WALLS SHALL NOT BE CARRIED OUT UNTIL FRANED FLOOR STRUCTURE AND SLAB ON GRADE HAVE BEEN INSTALLED AND HAVE MATCH EXECTING - Z"X3" ALLWINLUM REACHED THEIR DESIGN STRENGTH AND APPROVAL HAS BEEN RECEIVED FROM THE ARCHITECT. WHERE BACKFILL OCCURS ON BOTH IDES OF WALL, BACKFILL BOTH SIDES AT THE SAME TIME. BACKFILL. WHERE REQUIRED, TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY FOR COHESIVE SOIL AND 902 FOR GRANULAR SOIL IN ACCORDANCE WITH A.S.T.H. D-1557 AS A MINIMUM. LABORATURY TESTS ARE TO BE PERFORMED ON THE FILL MATERIAL PRIOR TO PLACING TO DETERMINE IF THE MATERIAL IS SUITABLE TO ACHIEVE 95% COMPACTION. PROVIDE FIELD TESTING DURING -PRIELED FOUNDATION BACKFILL TO DETERMINE THAT THE FILL IS COMPACTED TO 95Z. THE NEW COMPACTED FILL SHALL BE PLACED ONLY UNDER THE SUPERVISION OF A SOILS APPROXIMATE - FINESHED GRACE ENGINEER HIRED BY AND PAID FOR BY THE CONTRACTOR. HOUTIODA WOLL EXISTING HOUSE POURED IN PLACE CONCRETE ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 AND C.R.S.I. DESIGN HANDBOOKS AND RECOMMENDED PEAR ELEVATIONS PRACTICES. NO CONCRETE SHALL BE POURED WHEN THE TEMPERATURE IS 40 DEGREES F AND FALLING. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE LATEST SPECIFICATION OF THE A.C.I. CODE. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO A.S.T.M. SPEC. A615-60. DEFORMATION IN ACCORDANCE WITH A.S.T.M. A-305. WWF SHALL CONFORM TO A.S.T.M. A-185. STIRRUPS AND TIES TO BE INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615, GRADE 40. WELDED WIRE HESH TO CONFORM TO A.S.T.M. A-185. ALL CONTINUOUS REINFORCING SHALL BE CONTINUOUS AND LAPPED AT ALL SPLICES, CORNERS AND INTERSECTIONS A MINIMUM OF 40 BAR DIAMETERS PROVIDE SPACERS, CHAIRS, TIES AS REQUIRED AND NECESSARY FOR ASSEMBLING, PLACING AND SUPPORTING ALL REINFORCEMENT IN PROPER POSITION. REINFORCING BARS AND MESH TO HAVE MINIMUM CONCRETE COVER AS FOLLOWS: FOOTINGS AND OTHER CONCRETE POURED AGAINST EARTH - 3". FORMED CONCRETE EXPOSED TO EARTH - 2". BEAMS AND PIERS - 1 1/2". SLABS ON GROUND, UNLESS NOTED, TO HAVE REINFORCEMENT AT MID DEPTH. PROVIDE NON-CORROSIVE DOVETAIL SLOTS, INSERTS, METAL ANCHORS AND OTHER FASTENING DEVICES REQUIRED FOR ATTACHING MASONRY AND OTHER WORK TO CONCRETE. SEE PLANS AND SPECIFICATIONS. UNLESS NOTED OTHERWISE, SUFFICIENT CAMBER SHALL BE PROVIDED FOR STRUCTURAL MEMBERS AND STRUCTURAL SLABS SO AS TO INSURE LEVEL SURFACES COMPATEUM. AFTER REMOVAL OF FORM WORK. THE CONTRUCTOR SHELL ALIA! THE EXISTENCE RECORD SHEATHER WITH THE NEW, HE SHALL VILLIAY THE CONDITION.
OF THE EXISTENCE & SHEATHER PRIOR TO UNLESS NOTED OTHERWISE ON THE FLANS AND SPECIFICATIONS ISOLATION, CONTROL AND CONSTRUCTION JOINTS IN CONCRETE WORK SHALL CONFORM TO THE LATEST RECOMMENDED PRACTICE OF THE A.C.I. STANDARDS. INSTALLATION OF NEW. 10. UNLESS NOTED OTHERWISE, REINFORCING STEEL SHALL BE SPACED AND LAYERED EXISTINU ACCORDING TO A.C.I.-318. 11. IN CONCRETE SLABS ON CENTERING THE WWF REINFORCEMENT SHOULD BE DRAPED OVER SUPPORTS AND LOCATED WITH SUFFICIENT SPACERS AND CHAIRS. END AND KICHEH - HELDER & KOOF SIDE LAPS TO OVERLAP 8" MINIMUM. CONCRETE MASONRY UNITS IN BEARING WALLS SHALL BE (UNLESS NOTED OTHERWISE) AS SPECIFIED BY THE A.S.T.M. AND SHOWN BELOW: CALL FOUNDATION NBU 4 EXSTAS 200F C: BEAM BEARING TO FOOTING C 145 CRADE E-1 (1007 SOLID) PREEDEWAY D. JOIST BEARING TOP 8" 0 145 GRADE N L (100% SGLID) MORTAR FOR LOAD BEARING AND RETAINING WALLS SHALL BE TYPE S الطاعالم وعددوا FORTHE W/ 2-85 BAST PROVIDE HORIZONTAL WALL REINFORCING AS SPECIFIED ON FLANS AND I SPECIFICATIONS. ALL HORIZONTAL WALL REINFORCING TO BE TRUSSED, H.D. GALVANIZED WALL REINFORCING, PLACED EVERY 16" ON CENTER VERTICALLY, AT CORNERS AND INTERSECTIONS HORIZONTAL WALL REINFORCING TO BE FULLY -CAHOUT EXISTINU LAPPED WITH TRUSSED, H.D. GALVANIZED CORNERS AND TEES. +--+ LMNU ROOM 4. SUITABLE CONTROL JOINTS AS REQUIRED BY JOB CONDITIONS SHALL BE PROVIDED IN ROOF, WALLS, AND FLOORS. CONTROL JOINTS IN WALLS AND FLOORS SHALL BE SO CONSTRUCTED AS TO PROVIDE REQUIRED SHEAR ACROSS THE BY ONERHEAD SECTION DOCE NEW ALMHUM te 4 CONCRETE GCONCRETE SUB W pourseout. - SHADING INDICATES
EXECUTION SHOON GROOM GYG W 2.9 WWF 5. ALL INTERSECTING MASONRY WALLS SHALL BE REGULARLY TOOTHED. ALL CONCRETE MASONRY UNITS TO BE LAYED UP IN FULL BED OF MORTAR WITH SCYLLUT FULL HEAD JOINTS. EXTREME CARE AND PROPER PREVENTATIVE MEASURES MUST BE TAKEN SO AS NOT TO DAMAGE, BULGE OR TIP WALLS DUE TO EQUIPMENT AND/OR EARTH PRESSURE BALL CHECKERO OR WIND. SHORING, BACKPROPPING OR OTHER SUITABLE METHODS OR HEW JEICH STEPS TO MATCH EXISTING PROTECTION SHALL BE EMPLOYED UNTIL THE FULL LOAD OF THE BUILDING IS ON \*8. - UALLS MUST BE SUPPORTED DETIL FLOORS ARE POURED AND ROOF SYSTEM IS existing House HOUTIODA WAN INSTALLED. BRACE LOW SIDE OF EARTH RETAINING MALL DURING BACKFILLING AND UNTIL SLAB ON GRADE IS INSTALLED AND CURED. PROVIDE -A MINISTER OF THREE (3) COURSES OF SOLID BRICK OR ONE (1) SOURCE 1908 SOLID BLOCK UNDER WALL BEARING ENDS OF ALL JOISTS AND SLABS THE FULL WIDTH OF THE WALL, UNLESS NOTED, PROVIDE 1901 SOLID HACCOURT PROVIDE SOLID RESIDENCE OR LOOK SOLID CONCRETE SLOCK EXTENDING ALL PORTIONS OF BEARING WALLS HAVING A HORIZONTAL CROSS SECTION OF A SQ. FT. OR LEGS SHALL BE OF SOLID MASSIET DOWN TO POSTURES. PILASTER ARE TO BE BUILT INTEGRALLY WITH THE BLOCK WALL. 6-10-90 NOTE: DEMOLISH EXISTAL SHED ROOF OLERET INCLUIONS ALL CALCETTE SLAB & FOUNDATIONS REYKED: WOOD STRUCTURE 1. ROOF LIVE LOAD-30 PSF. WOOD FRAMING MEMBERS, WHERE INDICATED, SHALL HAVE STRUCTURAL PROPERTIES (AS A MIN.) EQUIVALENT TO THOSE OF SURFACED DRY - 19% MAX. M.C. NO. 2 SOUTHER PINE AS DEFINED BY PS-20-70 LUMBER STANDARDS. WOOD DECK PLYWOOD SHEATHING, WHERE INDICATED, TO BE PLYWOOD DOUGLAS FIR (OR EQUAL) GRADE CC (MIN.) BONDED WITH 100% WATERPROOF GLUE FOR FLOOR AND ROOF IN THICKNESSES AS SHOWN ON PLANS AND DETAILS. UNLESS WOTED OTHERWISE ALL TIMBER NAILING WILL BE DORE IN ACCORDANCE WITH APPENDIX L-BOCA BASIC BUILDING CODE. A COPY OF WHICH SHALL BE ON THE SITE AT ALL TIMES. ALL WOOD JOIST COMNECTIONS REQUIRING JOIST HANGERS WILL BE MADE WITH SIMPSON STRONG-TIE LUB TYPE LOIST HANGERS UNLESS NOTED OTHERWISE. 

which the material water

